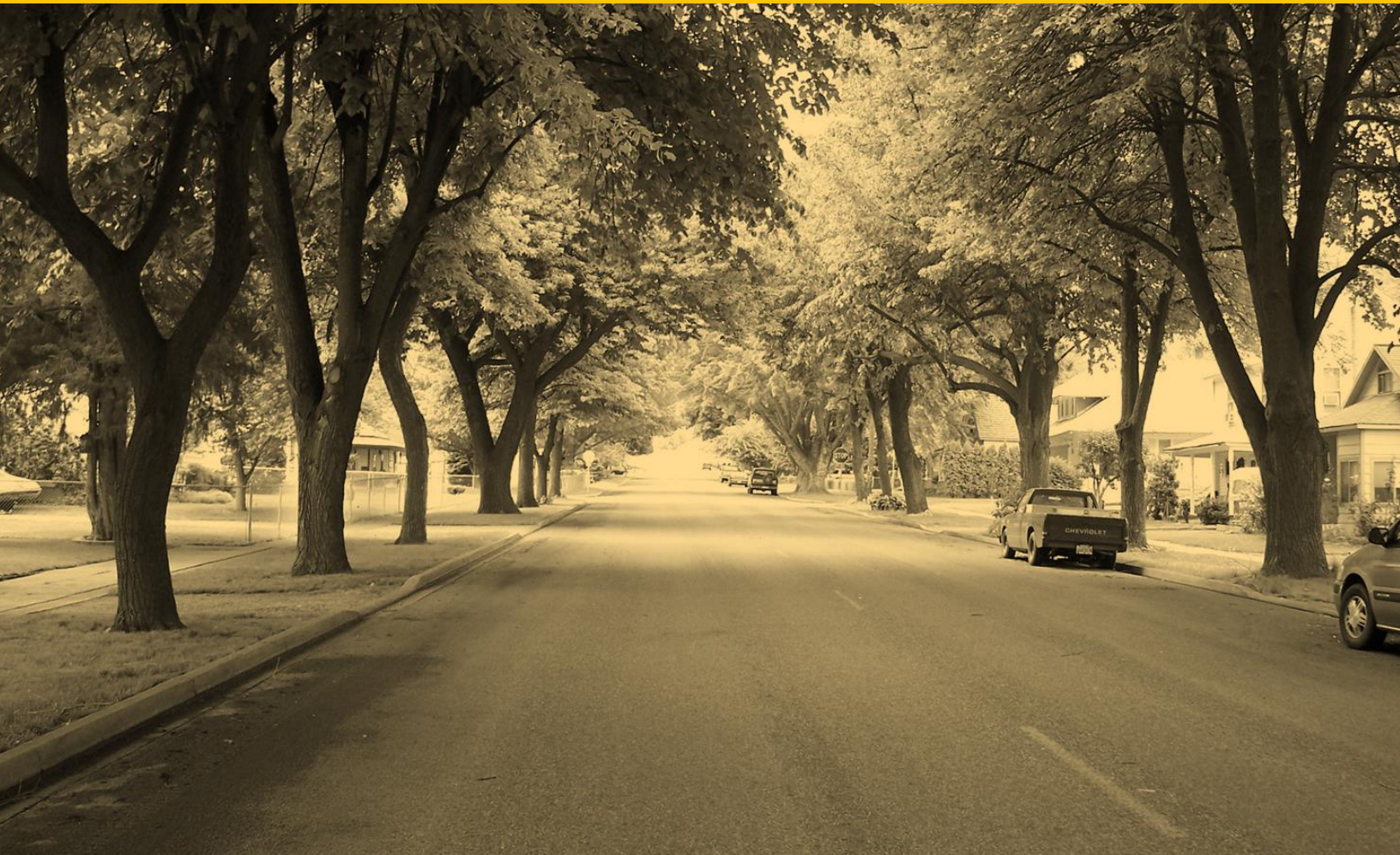


CHAPTER 3

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INTRODUCTION

The City of Prosser's population is expected to surpass 8,400 people by 2037. The housing element will help Prosser accommodate this growth by planning for the housing needs of the community. The goals and policies of this element are designed to protect and enhance existing neighborhoods, plan for and create new residential neighborhoods, and provide all residents across the economic spectrum safe, high-quality, and affordable housing.

During the update of this Plan, the City of Prosser eliminated the density categorizations of residential land use designations recognizing them as barriers to Multi-family and mixed uses. Traditional density separations have adversely impacted communities as a whole by concentrating poverty.



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ANALYSIS OF HOUSING NEEDS

The primary source of information regarding housing is the US Census, which is taken every 10 years. The latest available Census information is for the year 2010. Because this information is somewhat out of date, information from other sources was consulted for this analysis. These other data sources include the Department of Housing and Urban Development, Washington Office of Financial Management, Benton County Assessor’s Office, and the City of Prosser. To assess the City of Prosser’s housing needs, it is important to first understand the existing housing conditions in the city.

INVENTORY AND ANALYSIS OF EXISTING HOUSING CONDITIONS

From 2000 to 2010, Prosser’s population grew by 876 people, or 18%, from 4,838 to 5,714 people. By comparison, the total population of Benton County increased by 23% during this period. Prosser grew at a much slower rate between 1990 and 2000, 8%, while Benton County’s population grew at faster rate over the same period, 26.5%.

FIGURE H-1. HISTORICAL POPULATION CHANGE.

	PROSSER		BENTON COUNTY		WASHINGTON	
	POPULATION	CHANGE	POPULATION	CHANGE	POPULATION	CHANGE
1950	2,636	-	51,370	-	2,378,963	-
1960	2,763	5%	62,070	21%	2,853,214	20%
1970	2,954	7%	67,540	9%	3,413,250	20%
1980	4,049	37%	109,444	62%	4,132,353	21%
1990	4,476	11%	112,560	3%	4,866,663	18%
2000	4,838	8%	142,475	27%	5,894,143	21%
2010	5,714	18%	175,177	23%	6,724,540	14%
2016	5,940	4%	190,500	9%	7,183,705	7%

US CENSUS

According to the Office of Financial Management, there were 2,220 dwelling units to accommodate the 5,940 residents of the City in 2016. Of these units, 60% were owner occupied, a lower percentage than that of either Benton County or the State of Washington.

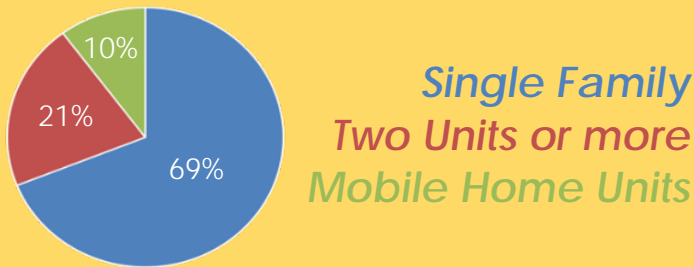
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FIGURE H-2. HOUSEHOLDS BY TENURE.

	PROSSER		BENTON COUNTY		WASHINGTON	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
Owner-Occupied	1,339	60.3%	--	67.5%	--	62%
Renter-Occupied	881	39.7%	--	32.5%	--	38%
Total	2,220	100%	--	100%	--	--

OFFICE OF FINANCIAL MANAGEMENT/CITY DATA

HOUSING MIX



Prosser's current housing mix mainly consists of single-family dwellings – 69% of Prosser's housing units are detached single-family structures.

FIGURE H-3. HOUSING MIX.

	NUMBER OF STRUCTURES	PERCENTAGE OF TOTAL
Single Family	1,531	69%
Mobile Home Units	226	10%
Two Units or more	463	21%
Total	2,220	100%

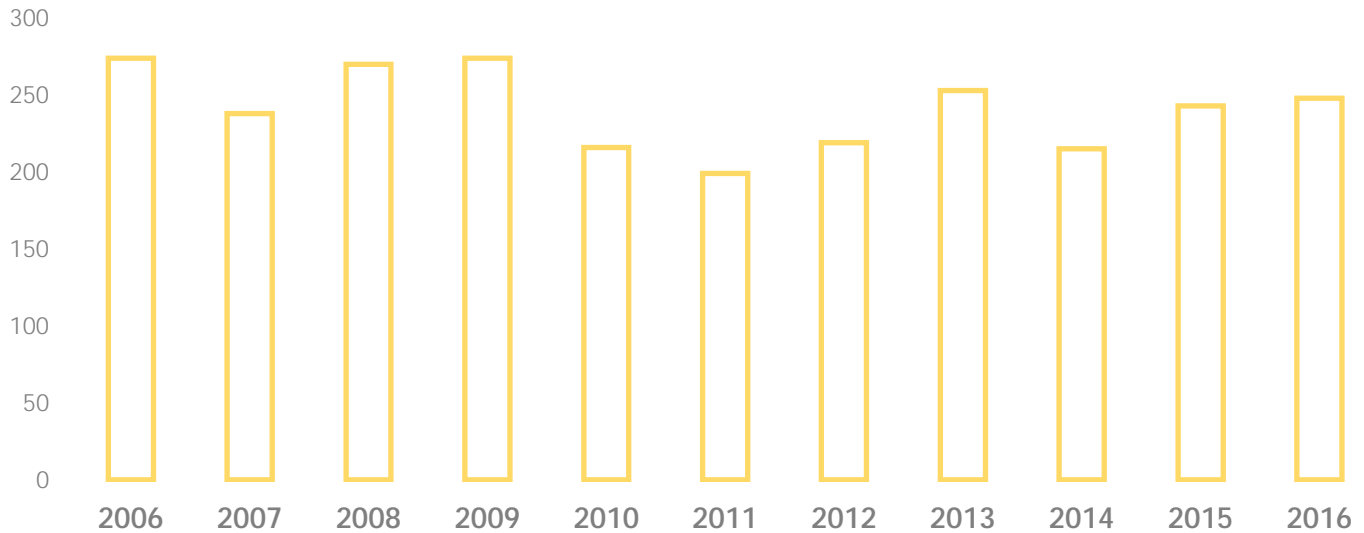
CITY OF PROSSER, OFFICE OF FINANCIAL MANAGEMENT

Prosser has seen sustained growth in the number of residential units. Since 2006, there have been 2,649 building permits for residential units approved. The growth has grown even faster in recent years. In 2016 the city approved the most building permits in the 10-year span.

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FIGURE H-4. BUILDING PERMITS.



2.68

The average household size in Prosser. A higher ratio than the State and County.

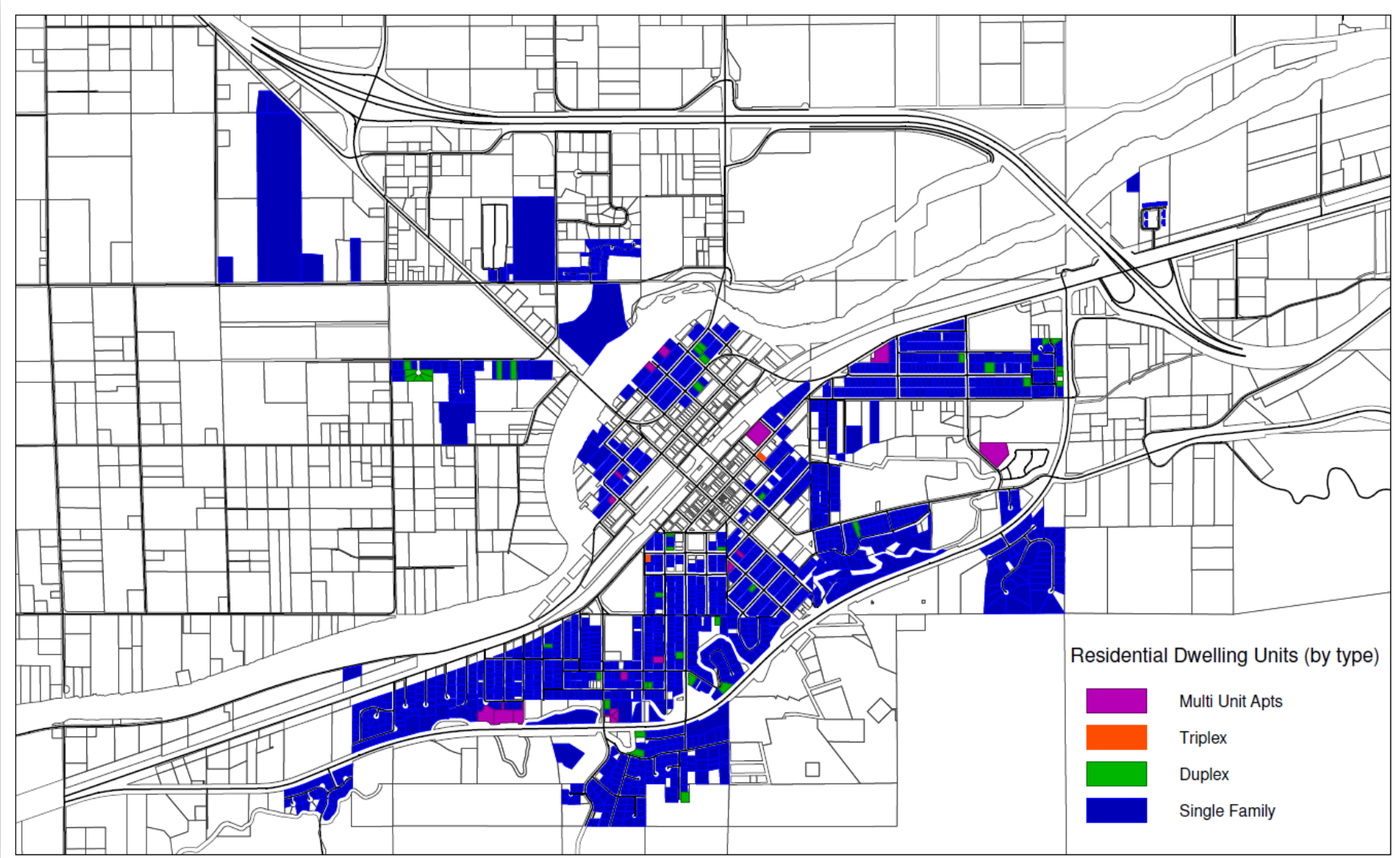
The average household size in the City of Prosser has decreased since the 2010 Census when it was 2.8 persons per household. In 2016, the average household size in the city was 2.68 persons. By comparison, Benton County's average household size has also decreased over this time period from 2.7 to 2.66, where the State average has remained consistent at 2.5.

**Median gross rent in 2015:
\$499**

**Average single family home cost 2015:
\$245,804**

**Median year apartment built:
1971**

FIGURE H-5. LOCATION OF HOUSING.



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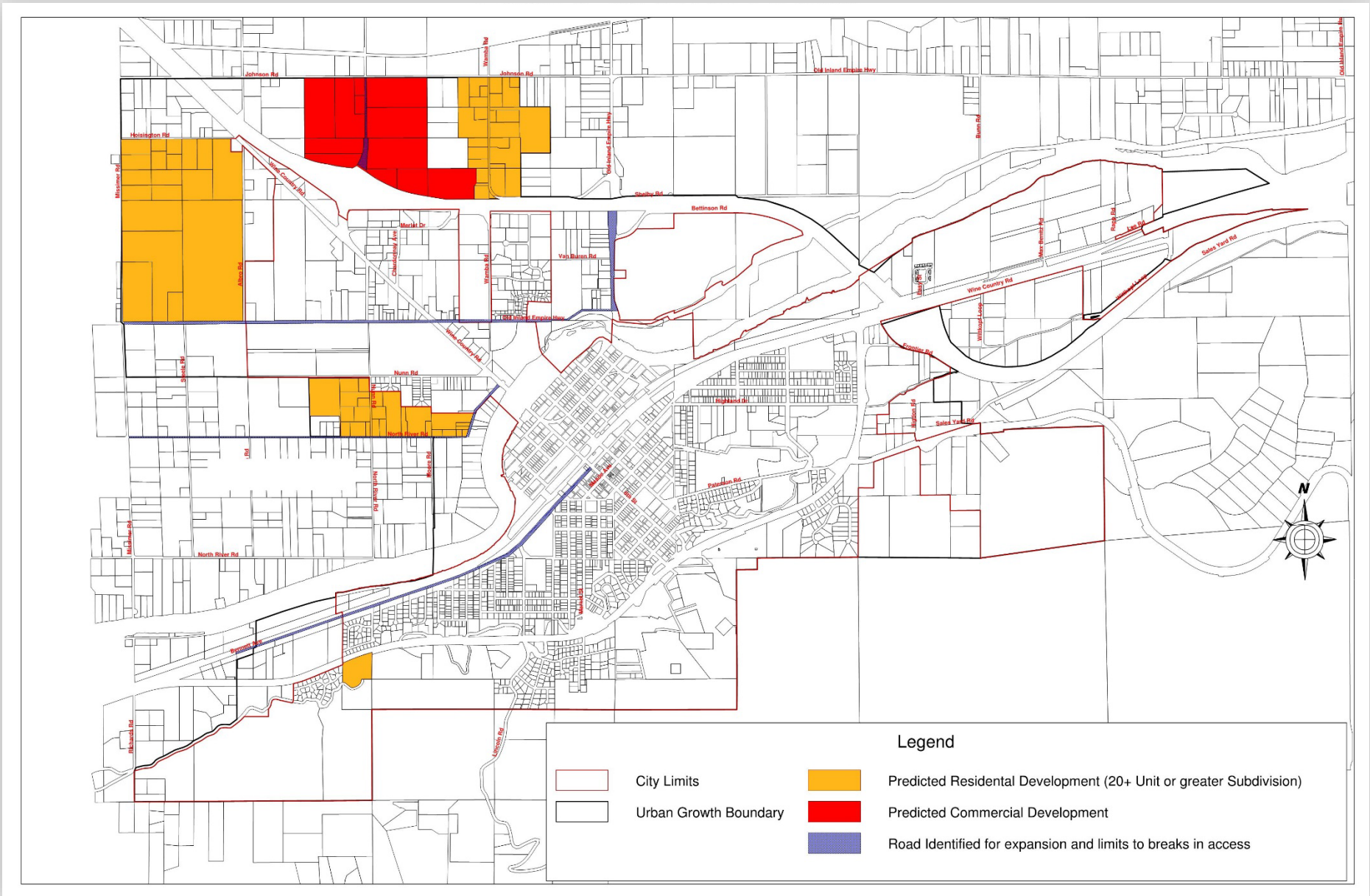
FUTURE HOUSING NEEDS

The State of Washington's Growth Management Act (1998), mandates that cities should continuously plan for future growth. The Office of Financial Management projects each Washington city's population growth over a 20-year period. The Office projects the City of Prosser will grow by 2,467 residents to a total population of 8,407 people by the year 2037.

Using current and historical housing characteristics such as household size and mix, it is calculated that 922 new housing units will be needed to accommodate this new population. Based on average lot-size calculations, these 900 housing units will require 473 acres of land. The City of Prosser currently has 884 acres of residential land available for development, a 411-acre surplus. The City of Prosser is well suited to accommodate its growth in the indicated future growth areas Figure H-6.



FIGURE H-6. CITY OF PROSSER FUTURE GROWTH AREAS.



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HOUSING GOALS AND POLICIES

GOAL H-1: Promote access to safe, high-quality affordable housing that accommodates citizen's needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

- Policy H-1.1. Minimize adverse environmental impacts by buffering residential areas from conflicting uses.
- Policy H-1.2. Promote neighborhood quality and security by protecting residential areas from undesirable activities through enforcement of adopted City codes.
- Policy H-1.3. Residential development, including mobile home parks, should follow the principles and standards of the City's Zoning Ordinance and the Shoreline Management Master Program.

GOAL H-2: Promote reinvestment in existing neighborhoods.

- Policy H-2.1. Promote investments in infrastructure to achieve neighborhood improvement through City-initiated neighborhood enhancement activities.
- Policy H-2.2. Promote the maintenance, repair, and rehabilitation of the City's existing housing stock. Pursue financial incentives and funding for housing improvement programs, especially for low-income households.

GOAL H-3: Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features.

- Policy H-3.1. Identify, reinforce, and protect the character of existing residential neighborhoods.



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- Policy H-3.2. Locate High Density Residential within a reasonable distance of schools, employment centers, and transportation systems, and provide urban services, including water, sewer, utilities, drainage, emergency services, and garbage disposal deemed necessary to high-density residential development.
- Policy H-3.3. Require Multi-family development to have direct access to adequate streets.
- Policy H-3.4. Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.
- Policy H-3.5. Use flexible design standards in multi-family development to mitigate impacts on less intense adjoining land uses.
- Policy H-3.6. Require that multi-family residential development bear the burden of mitigating impacts to existing residential neighborhoods.
- Policy H-3.7. Require residential developers to provide adequate buffering from adjoining agricultural, commercial, or industrial uses.

GOAL H-4: Ensure that there is an adequate supply of affordable housing for all segments of the population.

- Policy H-4.1. Explore all available federal, state and local programs and private options for financing affordable and special needs housing.
- Policy H-4.2. Allocate land for residential development reasonably scaled to reflect projected demand.

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- Policy H-4.3. Evaluate the effect of impact fees on the affordability of housing before establishing such impact fees.
- Policy H-4.4. Allow for a variety of housing types to facilitate home ownership.
- Policy H-4.5. Encourage residential uses that support increased densities, while maintaining the single-family character of existing neighborhoods, such as duplexes, multi-generational housing, and cottage housing.
- Policy H-4.6. Encourage higher density single-family neighborhoods near commercial centers and other facilities/services to encourage pedestrian, rather than vehicular circulation.
- Policy H-4.7. Adopt an affordable housing incentive program in compliance with State of Washington's RCW 36.70A.540.

Overwhelmingly, Prosser High School students indicated their desire to see a variety of affordable housing options for both single-family and multi-family units.

GOAL H-5: Encourage a variety of residential densities located in areas that maximize connectivity to jobs, goods and services, and recreation.

- Policy H-5.1. Encourage housing opportunities for people with special housing needs. These homes are best located in residential areas that are near supportive community services, recreational and commercial facilities.
- Policy H-5.2. Enhance the appearance of and maintain public spaces in residential areas.
- Policy H-5.3. Provide incentives and employee strategies that protect critical areas from residential development.

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- Policy H-5.4. Apply zoning in and around economic corridors that blend housing and commercial development.
- Policy H-5.5. Create opportunities for housing developments to be easily accessible from both vehicle and bike/ped transportation corridors.
- Policy H-5.6. Create a new Mixed Residential (MXR) Zone that will allow for a variety of housing types within the same zone. Mixes should include Single Family and Multi-family dwelling units.



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GOAL H-6: Establish density levels and the ability to up-zone in areas that provide adequate connectivity and services to accommodate the increase in density.

Policy H-6.1. Establish the following density levels;

Zone	Density	Dwelling Unit Type
Residential Low Density	1-4 units per acre	Single Family
Residential Medium Density	5-9 units per acre	Single Family Duplex Tri Plex 4 Plex
Residential High Density	10-25 units per acre	Multi-family Condo's
Residential Manufactured Home Subdivision	6-9 units per acre	Manufactured Single Family
Residential Manufactured Home Park (Mobile Home Park)	5-7 units per acre	Manufactured

Policy H-6.2. Ensure compatibility with existing neighborhoods through the use of setbacks and landscaping buffers.

Policy H-6.3. Housing Incentive Programs may increase density in order to address housing needs and incentivize inclusionary housing.